

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: D. Doyle/New River at Las Olas

Case #: 84-R-03

Date: August 26, 2003

Comments:

1. No Comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: D. Doyle/New River at Las Olas

Case #: 84-R-03

Date: August 26, 2003

Comments:

1. Comments will be available at the meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: D. Doyle/New River at Las Olas

Case #: 84-R-03

Date: August 26, 2003

Comments:

1. Flow test required.
2. Show hydrant location
3. Show sprinkler main with DDC and FDC
4. 412 of the FBC applies to this building
5. The exit stairs do not comply with NFPA 101. Each stair must remain separate and may not be combined at an intermediate level to form one stair. Also only 50% of the stair may discharge into the lobby.
6. Stair and elevator vestibules appear to be missing. Please explain or provide these items on the floor plan.
7. The mezzanines must be proven to comply with the requirements of the FBC. Max 1/3 size of floor or room that they are contained in.
8. Fire command control room required at permit phase.
9. Meeting required. Call 954-828-5223 for appointment.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: D. Doyle/New River at Las Olas

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Date: August 26, 2003

Comments:

1. This site plan will adversely impact the City's communication networks in the future. The combined effects of building construction in Fort Lauderdale are having an adverse impact on the performance of the City's communication networks. Costs of mitigating the impact on the City's communication networks shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.
2. An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

1. The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.
2. To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

3. Qualified firms are: BearCom, Matt Klass, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Dan Fitzsimmons, (561) 350-1602; Motorola Land Mobile Products Sector, Steve Wurster, (954) 723-8927; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902; Rizzo Consulting Inc., Joseph Rizzo, (847) 372-6251; Signal Communications, Jonathan Franklin, (954) 493-6363.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: D. Doyle/New River at Las Olas

Case #: 84-R-03

Date: August 26, 2003

Comments:

1. Indicate any utilities that would affect proposed planting, such as overhead powerlines, on the Landscape Plan. If applicable, overhead lines should be placed underground.
2. Indicate any existing trees and palms on site or adjacent R.O.W., their names and sizes. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of “existing, large, desirable trees”. Any trees, or palms, that would be considered good candidates for relocation should be relocated. “Equivalent replacement” for removed trees to be above minimum site Code requirements.
3. Show the outline of the structure above on the Landscape Plan. Note that to qualify as “landscape area”, such areas need to be open to the sky. Square footage area calculations may need to be revised. There also may be a conflict with proposed plant material.
4. Verify “open space” requirements. It appears that 200 square feet of open space is required per unit. The calculations state 150 square ft.
5. Make sure “shade tree street tree” requirements are met.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division:	Planning	Member:	Angela Csinsi 954-828-5984 Email: AngelaC@cityfort.com
Project Name:	D. Doyle/New River at Las Olas	Case #:	84-R-03
Date:	August 26, 2003		

Request: Site Plan Level III/28-unit Multifamily Building/RAC-EMU

Comments:

1. This proposal is subject to a 30-day call up provision by the City Commission following Preliminary Final DRC approval.
2. As was stated by staff prior to application submittal, the existing building was permitted for 33 residential units and the proposed building will have 28 residential units. Therefore, at this time, there are an adequate number of existing units in the Downtown RAC pool to accommodate this project.
3. Should this proposal receive Final DRC approval, 5 units will be added to the pool of residential units available in the Downtown RAC. The applicant must apply for a building permit within 18 months of Final DRC and a permit must be obtained within 24 months, or the approval will expire.
4. Provide a point-by-point narrative explaining how this application meets the criteria of ULDR Sec. 47-25.2, Adequacy requirements and of Sec. 47-25.3, Neighborhood Compatibility.
5. Provide a point-by-point narrative explaining how this application meets the General Design and Density Standards for the Downtown RAC found in Sec. 47-13.20.
6. Provide a narrative explaining the architectural style and proposed materials.
7. The oblique views provided need to be shown in context of surrounding buildings.
8. Provide a site plan that meets the application requirements found in ULDR Sec. 47-24.1.F and on the second sheet of the application.
9. Show location of existing seawall on site plan and landscape plan. Also show additional information of the proposed docks, i.e., location of dolphin piles, material types, etc.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

10. On the elevations, show details of adjacent buildings (number of levels, type of building).
11. Show property line and location of curb and sidewalks on sections and elevation plans.
12. Sheets A3.1 and 3.2 are missing height dimensions. Please revise.
13. Sheet A4.1 includes a section of the dock area. Provide a larger detail of this.
14. Are either of the proposed pools ornamental or will they be used for recreational purposes?
15. The required setbacks are as follows: front yard: 5 feet; side and rear yard are determined by DRC staff. Discuss with staff the appropriate setbacks for the side and rear yards.
16. Provide detail of the garage ventilation. Will the garage be mechanically ventilated? If so, show location of all intake and exhaust fans.
17. All garage lighting shall comply with Sec. 47-20.14, *Lighting of parking facilities*. In addition, garage lighting shall comply with Sec. 25.3.A.3.e.iv.(k).
18. The proposed application exceeds the maximum density of 25 dwelling units per acre found in Sec. 47-13.30.B.4.b. This section states the following:

“Density in the RAC-TMU District. Building sites within the RAC-TMU shall be eligible to apply for additional dwelling units above twenty-five (25) dwelling units per net acre, subject to the review criteria as provided in Sec. 47-25.3, Neighborhood Compatibility”
19. Applicant shall respond to these comments within 90 days of meeting or an additional review may be required.
20. Additional comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police **Member:** Det. C. Cleary- Robitaille
(954) 828-6419

Project Name: D. Doyle/New River at Las Olas **Case #:** 84-R-03

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Comments:

1. How will vehicular traffic be controlled in/ out of parking garage?
2. Each floor of the parking garage should be equipped with a panic alarm that is clearly identifiable.
3. Will there be on-site security? If so, CCTV that is monitored and recorded is recommended for the parking garage entrance, elevator areas on each parking level, front lobby entrance, lobby elevator entrances, and the pool and gym areas.
4. Lobby access as well as all exterior doors should be controlled through a card access system.
5. Stairwell doors should allow egress only at ground level.
6. All exterior doors should have a viewing device that offers a 180-degree viewing angle.
7. Landscaping surrounding the building should not interfere with illumination from lighting fixtures.
8. Please submit comments in writing prior to DRC sign-off.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: D. Doyle/New River at Las Olas

Case #: 84-R-03

Date: August 26, 2003

Comments:

1. Building height is subject to Neighborhood Compatibility Requirements of section 47-25.3.
2. Provide a narrative outlining how the proposed multifamily dwelling development complies with Neighborhood Compatibility Requirements of section 47-25.3, Adequacy Requirements of 47-25.2 and General Design and density standards of section 47-13.20.B point by point.
3. A site plan level III development permit is required pursuant to section 47-13.20.J.3.
4. The minimum setbacks are as follows: Front yard: Five (5) feet, Rear yard: Twenty (20) feet, and Side yard: Ten (10) feet pursuant to section 47-13.21.
5. Site plan is incomplete and does not comply with minimum application requirements.
6. Provide ramp slope pursuant to section 47-20.9.
7. Provide parking geometric standards of section 47-20.11.
8. Provide setback dimensions on elevation and floor plans.
9. Building height shall be measured from grade pursuant to the definition in section 47-2.
10. The maximum plot coverage for residential is seventy-five (75%) pursuant to section 47-13.21.
11. Provide a staging and storage, construction/sales trailer plan.
12. Signs shall comply with section 47-22.4.C.13.
13. Additional comments may be discussed at the DRC meeting.